



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

City of Warwick
Planning Board Meeting Minutes
August 9, 2023

Members Present: Benny Bergantino
Ashley Cullion
Kevin Flynn, Vice-Chair
Cynthia Gerlach
Alfred North
Michael Penta
Linda Polselli
Philip Slocum, Chair

Members Absent: Steven Catalano

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assistant AO
Daniel Geagan, Deputy Director
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:00 p.m.

On the motion of Ms. Cullion, seconded by Ms. Polselli, the Board voted to approve the July 2023 meeting minutes. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. Mr. North Abstained (7-0-1).

On the motion of Mr. Penta, seconded by Mr. Bergantino, the Planning Board voted unanimously (8-0-0) to open the Public portion of the Meeting.

A. Public Informational Meeting

1. Major Land Development with Zone Change Recommendation: 49 Arnolds Neck Drive

The Applicant sought conditional Master Plan Approval for a Major Land Development with a City Council zone change recommendation to allow for the development of a conforming duplex with two detached garages.

Ms. Cullion, seconded by Mr. Penta, made a motion to adopt the Planning Department's Findings and Recommendations and to grant conditional Master Plan. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

2. Zone Change Recommendation to the City Council

The Applicant sought a zone change recommendation to the City Council to change the zoning from an A-7/A-10 Residential Zoning District to an A-7/A-10 Planning District Residential-Limited (PDR-L) Overlay to allow for the development of a duplex and related infrastructure.

On the motion of Mr. Flynn, seconded by Ms. Polselli, the Planning Board voted unanimously to forward a favorable recommendation to the Warwick City Council. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

B. Public Meeting

1. Preliminary Plan Approval-317 Inez Avenue/Buttonwoods Avenue/MacArthur Drive

The Applicant sought Preliminary Approval of a Minor Subdivision. The Applicant is requesting to reconfigure (2) two lots to create (2) lots; (1) one new 9,600 square foot lot with an existing single-family dwelling having less than required front-yard setback; and (1) one new 7,050 square foot lot for the development of a single-family dwelling in an A-7 Zoning District.

Ms. Cullion, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendations, with a modification to stipulation #11 to allow CRMC Preliminary Determination to be received by Final Plan approval and to grant Preliminary Plan approval with Final Plan Approval to be through the Administrative Officer. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

2. Smith-Chace Plat: Preliminary Plan – 51 Hesper Drive/Chase Street

The Applicant sought Preliminary Approval of a Minor Subdivision. The Applicant proposed to create (2) lots; (1) one 34,102 square foot lot with an existing single-family dwelling fronting on Hesper Drive; and (1) one new 17,492 square foot lot for the development of a single-family dwelling in an A-10 Residential Zoning District.

Mr. Flynn, seconded by Ms. Polselli, made a motion to adopt the Planning Department's Finding and Recommendations and to grant Preliminary Plan approval with Final Plan Approval to be through the Administrative Officer. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

3. Gonzenbach Plat: Preliminary Plan – 89 Irving Road

The Applicant sought Preliminary Approval of a Minor Subdivision. The Applicant proposed to merge four (4) record lots to create (2) lots; (1) one 11,776 square foot lot with an existing single-family dwelling known as 89 Irving Road; and (1) one 7,033 square foot lot for the development of a single-family dwelling in an A-7 Residential Zoning District.

Mr. Flynn, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Finding and Recommendations and to grant Preliminary Plan approval with Final Plan Approval to be through the Administrative Officer. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

C. Pre-Application Meeting: Paine Street/Fort Street

The purpose of the pre-application meeting was for the Applicant to present and discuss a proposal to change the zoning on Assessor's Plat 377 Lots 151-153, 157-160, 163 and 166 from Residential (A10 and A40) to Waterfront Business (WB) for the purposes of renting existing dock slips, parking, storage, and canvas work and welding for consoles and bridges. Proposal included a request for abandonment of a portion of Fort Street.

Discussion only, no vote taken.

D. Preliminary Development Plan Review

1. Clegg Field Telecommunication Tower Relocation

The Applicant sought Preliminary Approval for a Minor Development Plan Review and an advisory recommendation to the Warwick City Council to relocate and replace the existing wireless facility approximately 450' southeasterly from its existing location. Proposed replacement monopole tower to be constructed at a height of 120' within an approximate 50' x 50' area of disturbance.

Mr. Flynn, seconded by Ms. Polselli, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Preliminary Approval, with the added stipulation that tree/vegetation clearing be limited to the lease area and access drive. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

2. Advisory Recommendation to the Warwick City Council: Clegg Tower Relocation

The Applicant sought an advisory recommendation to the Warwick City Council to relocate/replace the existing wireless facility approximately 450' southeasterly from its existing location with variances for being located within two miles of another facility, setbacks from open space and residential districts and height. Proposed replacement monopole tower to be constructed at a height of 120' within an approximate 50' x 50' area of disturbance.

Ms. Gerlach, seconded by Mr. Penta, made a motion for a favorable recommendation to the Warwick City Council with the added recommendation that tree and vegetation clearing be limited to the lease area and access road area. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

III. Adjournment

Ms. Polselli, seconded by Ms. Gerlach made a motion to adjourn the meeting at 9:23pm, approved unanimously (8-0-0).